

# PROPOSED RESIDENTIAL DEVELOPMENT

1723 MONTELLO AVENUE NE, WASHINGTON D.C. 20002  
 SQUARE 4052, LOT 0180 TRINIDAD, ANC-SMD 5D02



PROJECT LOCATION

VICINITY MAP

**PROJECT INFORMATION:**

ADDRESS: 1723 MONTELLO AVENUE NE, WASHINGTON D.C. 20002  
 OWNER: JAMAL CLAGGION, Phd MONTELLO 1723 LLC  
 OWNER ADDRESS: SUITE #5 ,1817 BENNING ROAD, NE WASHINGTON D.C. 20002  
 DEVELOPER: CLAGGION REAL ESTATE DEVELOPER LLC  
 PLAN DESIGNER: CITADEL DESIGN BUILD DEVELOPMENT

**PROJECT NARRATIVE:**

SCOPE OF WORK IS DEMO EXISTING ONE STORY BUILDING AND PROPOSE A NEW CONSTRUCTION FOR A NEW 3 STORY BUILDING + CELLAR AND PENTHOUSE. THE PROPOSED USE FOR THE BUILDING WOULD BE RESIDENTIAL USE WITH 8 DWELLING UNITS, ROOF DECK AND ROOF MECHANICAL SPACE. EACH BUILDING FLOOR WILL BE AS FOLLOW:

- |                                  |                                |
|----------------------------------|--------------------------------|
| CELLAR LEVEL:                    | (2) RESIDENTIAL UNITS          |
| FIRST FLOOR LEVEL:               | (2) RESIDENTIAL UNITS          |
| SECOND FLOOR LEVEL:              | (2) RESIDENTIAL UNITS          |
| THIRD FLOOR LEVEL AND PH. LEVEL: | (2) DUPLEX RESIDENTIAL UNITS   |
| PENTHOUSE LEVEL:                 | ROOF DECK AND MECHANICAL SPACE |

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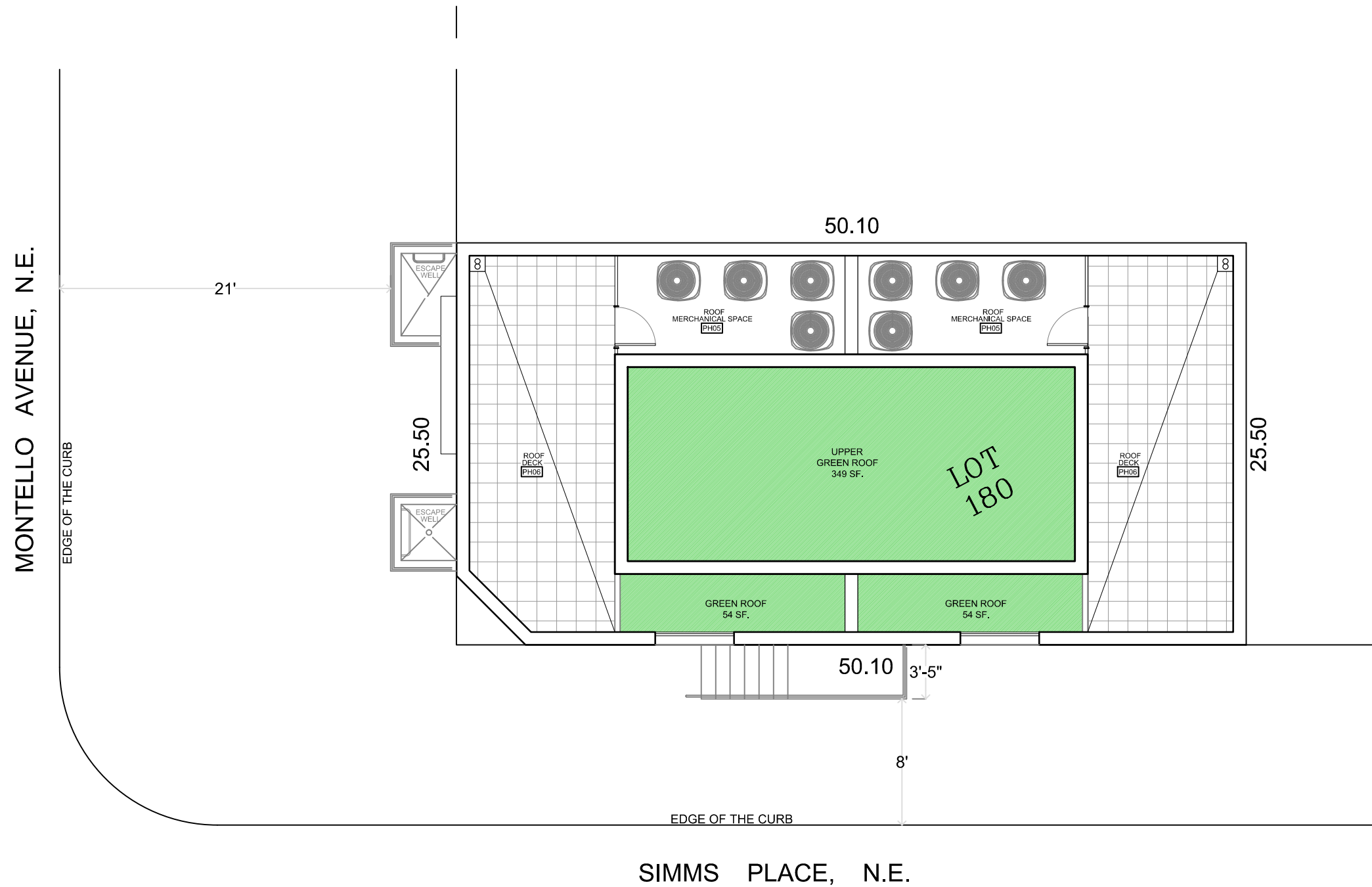
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DATE:	4/01/2019

Board of Zoning Adjustment  
 District of Columbia  
 CASE NO. 19982  
 EXHIBIT NO. 374

# G000

# PROPOSED RESIDENTIAL DEVELOPMENT

1723 MONTELLO AVENUE NE, WASHINGTON D.C. 20002  
 SQUARE 4052, LOT 0180 TRINIDAD, ANC-SMD 5D02



## ZONING ANALYSIS

ADDRESS :	1723 MONTELLO AVENUE NE, WASHINGTON DC		
SQUARE / SUFFIX / LOT :	4052 0180		
LOT SIZE:	1,278 SF.		
ZONE (2016) :	MU-4	MODERATE DENSITY MIXED USE DEVELOPMENT	
HISTORIC:	NO		

EXISTING USE:	RETAIL		
PROPOSED USE:	RESIDENTIAL		

ZONING REQUIREMENT FOR MU-4 ZONE				
	REF.	VALUE	ALL./REQ.	PROPOSED
FLOOR AREA RATIO (SF):	G 402.1	3.0 (IZ)	3,834 SF	3,831 sf.
MAX BUILDING HEIGHT (FEET):	G 303.1	-	50 FT	32'-6 1/2" FT
PENTHOUSE HT AND STORIES (FEET):	G 403.3	-	12 FT- 1 STORY	9 FT- 1 STORY
LOT OCCUPANCY (SF):	G 404.1	75% (IZ)	958.5 SF	1,277
REAR YARD (FT) :	G 405.2	-	15' MIN.	0
GREEN AREA RATIO (SF) :	G 407.1	0.3	383 SF MIN.	457 SF
PARKING (NO. OF SPACES) :	C 701.5	Residential -1 per 3 D.U. Excess of 4 Retail, 1.33 per 1,000 sq. ft. in excess of 3,000 sq. ft	0 0	0 0
BICYCLE PARKING (NO. OF SPACES) :	C 802.1	Residential -1 per 3 D.U.	3	3

## ZONING CALCULATION

Square	Lot	Zone	Lot Size
4052	0180	MU-4	1,278 sf.

FAR Summary	Value	All/ Req.	Proposed	
Max FAR		3.0 (3,834 sf. IZ)	(3,831 sf. IZ)	< OF 3,834 Sq.ft. Allowable
Cellar floor	1,277 sf.	n/a		
1st floor	1,277 sf.	1,277 sf.		
2nd floor	1,277 sf.	1,277 sf.		
3rd floor	1,277 sf.	1,277 sf.		
Penthouse	418 sf.	n/a		
<b>Total FAR</b>		<b>3,831 sf.</b>		

Penthouse FAR	Value	All/ Req.	Proposed	
Max FAR	0.4	511 sf.	418 sf.	< OF 511Sq.ft. Allowable
Penthouse			418 sf.	< than 1/3 of roof surface (1,277/3)= 426 sf.
<b>Total Penthouse FAR</b>				

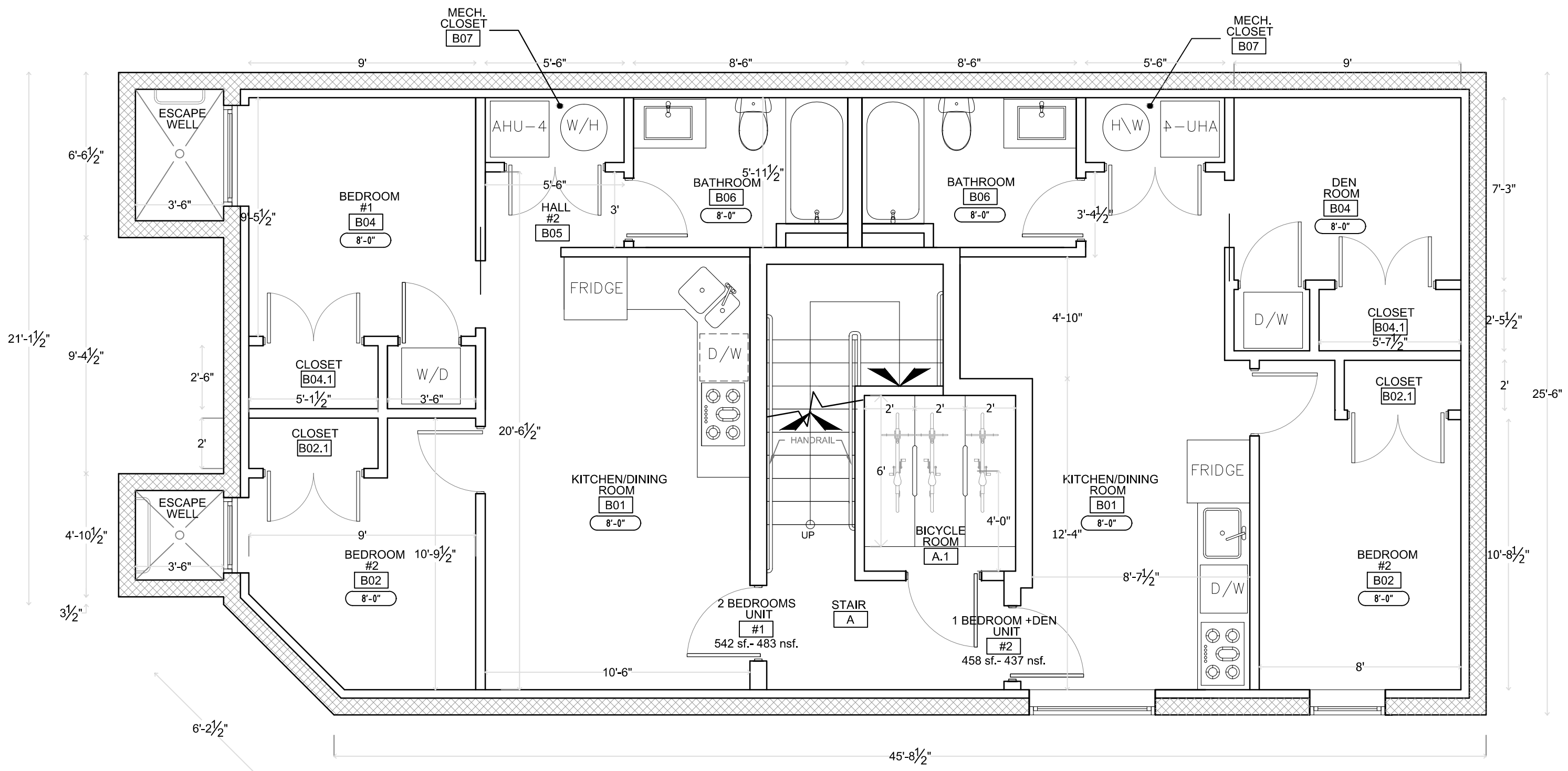
LEVEL	FAR	PH FAR	GFA	UNITS
Cellar	n/a	n/a	n/a	2
1st.	1,277	n/a	1,277	2
2nd.	1,277	n/a	1,277	2
3rd.	1,277	n/a	1,277	2
Penthouse	n/a	418	418	2
<b>TOTAL</b>	<b>3,831</b>	<b>418</b>	<b>4,249</b>	<b>8</b>



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# AS01

1 PROPOSED SITE PLAN  
 3/16" = 1' 0"

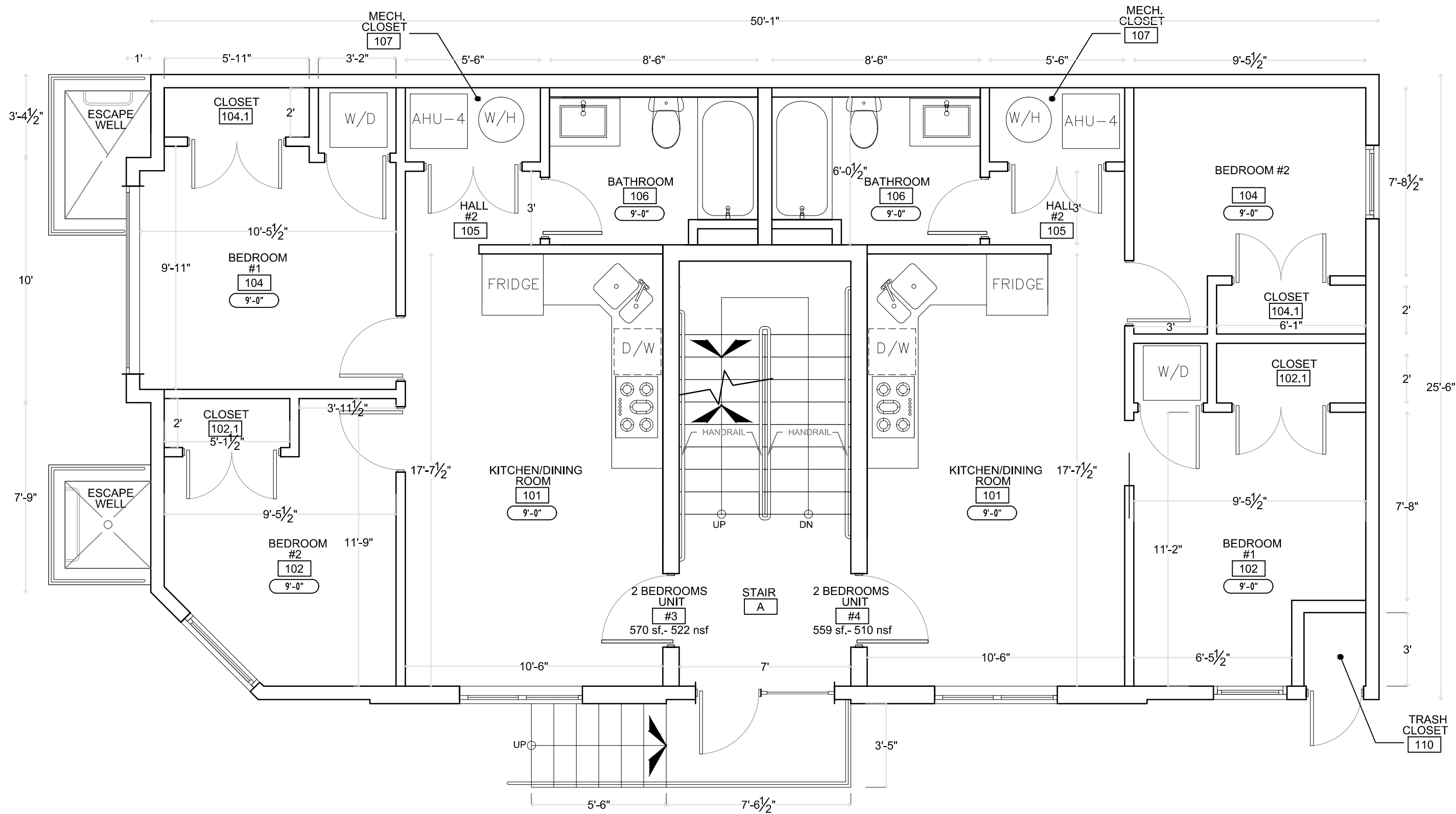


**1** PROPOSED CELLAR FLOOR PLAN  
1/4" = 1' 0"



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**A001**

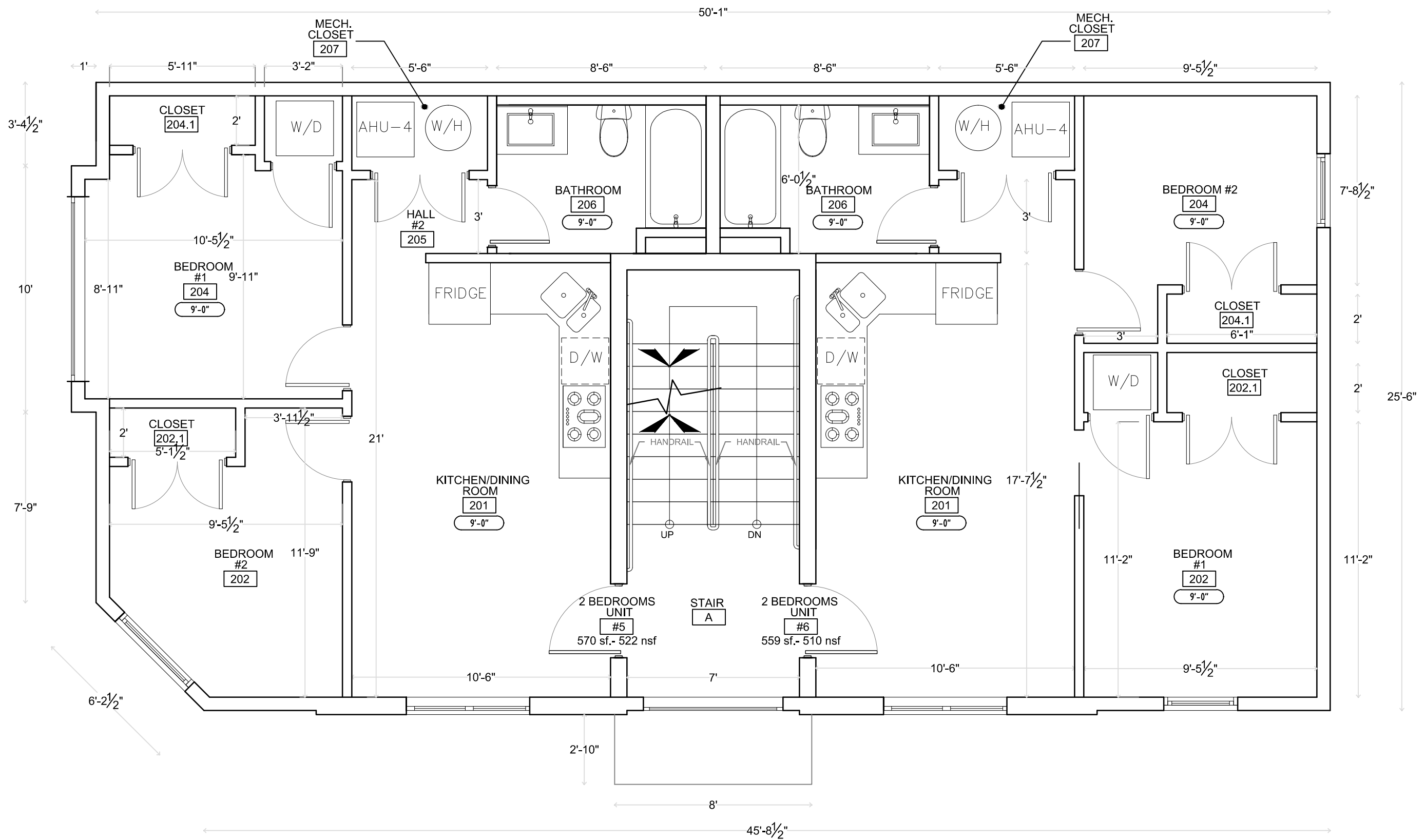


**1** PROPOSED 1ST. FLOOR PLAN  
 1/4" = 1' 0"



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**A002**

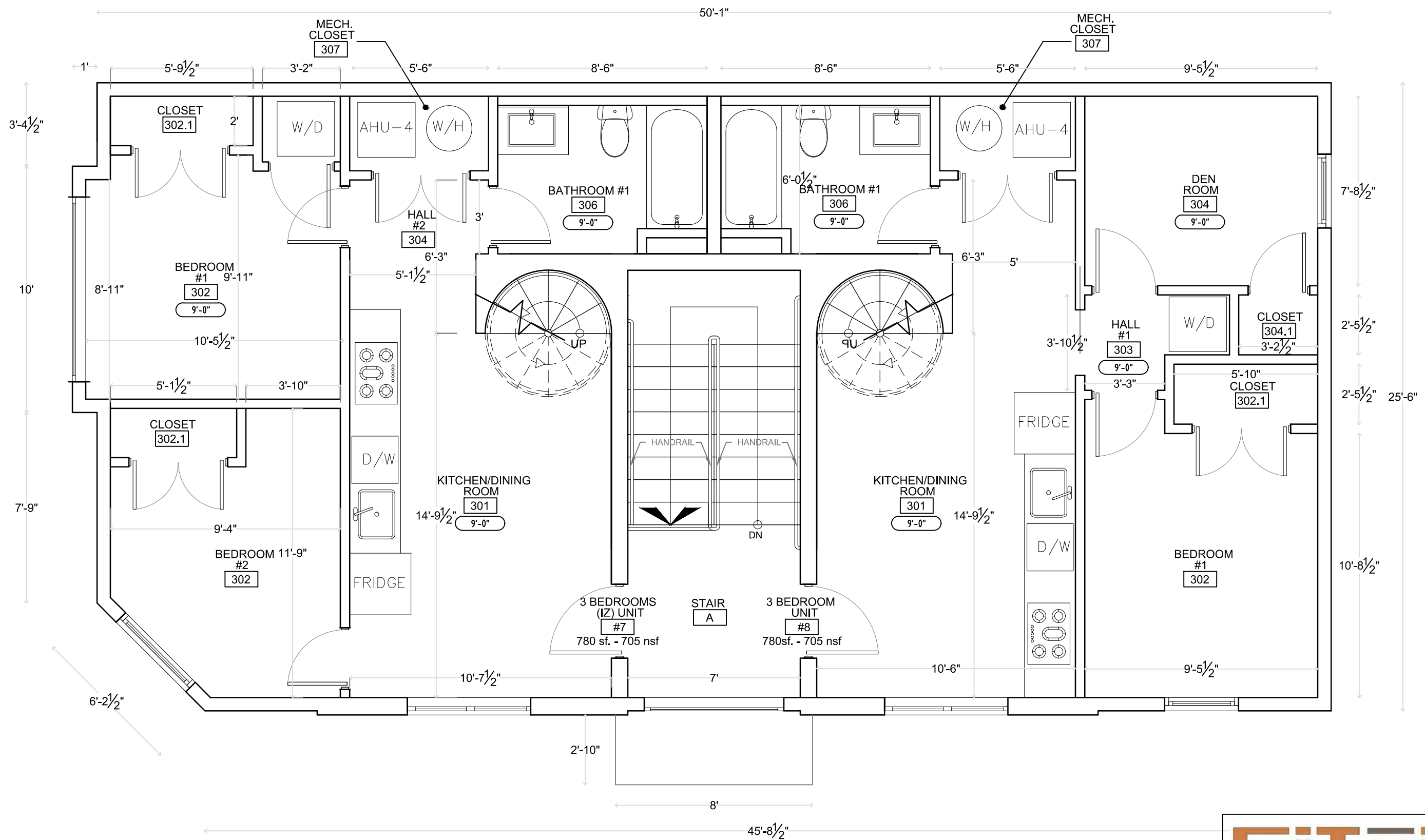


**1** PROPOSED 2ND. FLOOR PLAN  
 1/4" = 1' 0"

**CITADEL**  
 ARCHITECTS

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**A003**

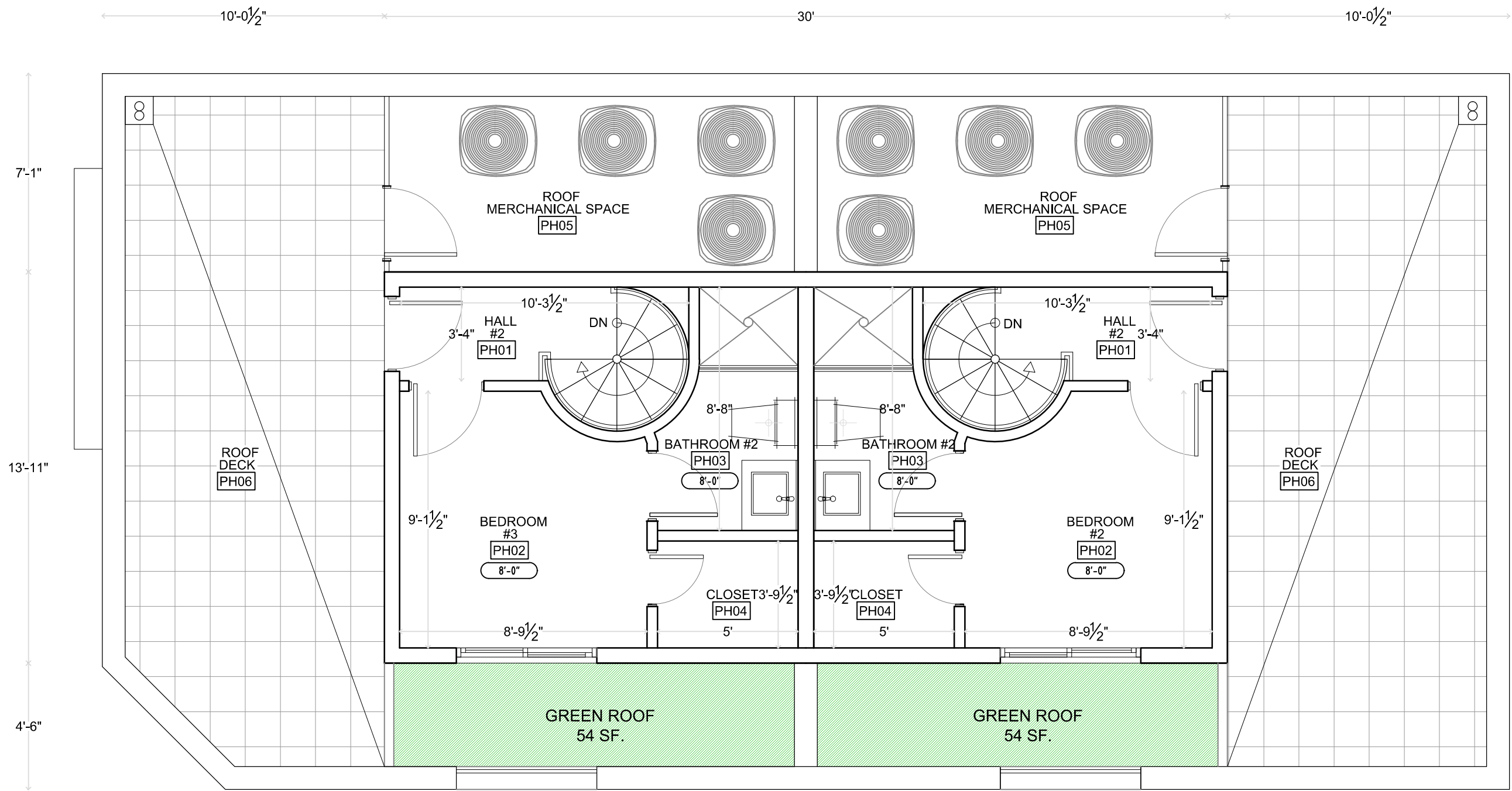


**1** PROPOSED 3RD. FLOOR PLAN  
 1/4" = 1' 0"

**CITADEL**  
 ARCHITECTS

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**A004**

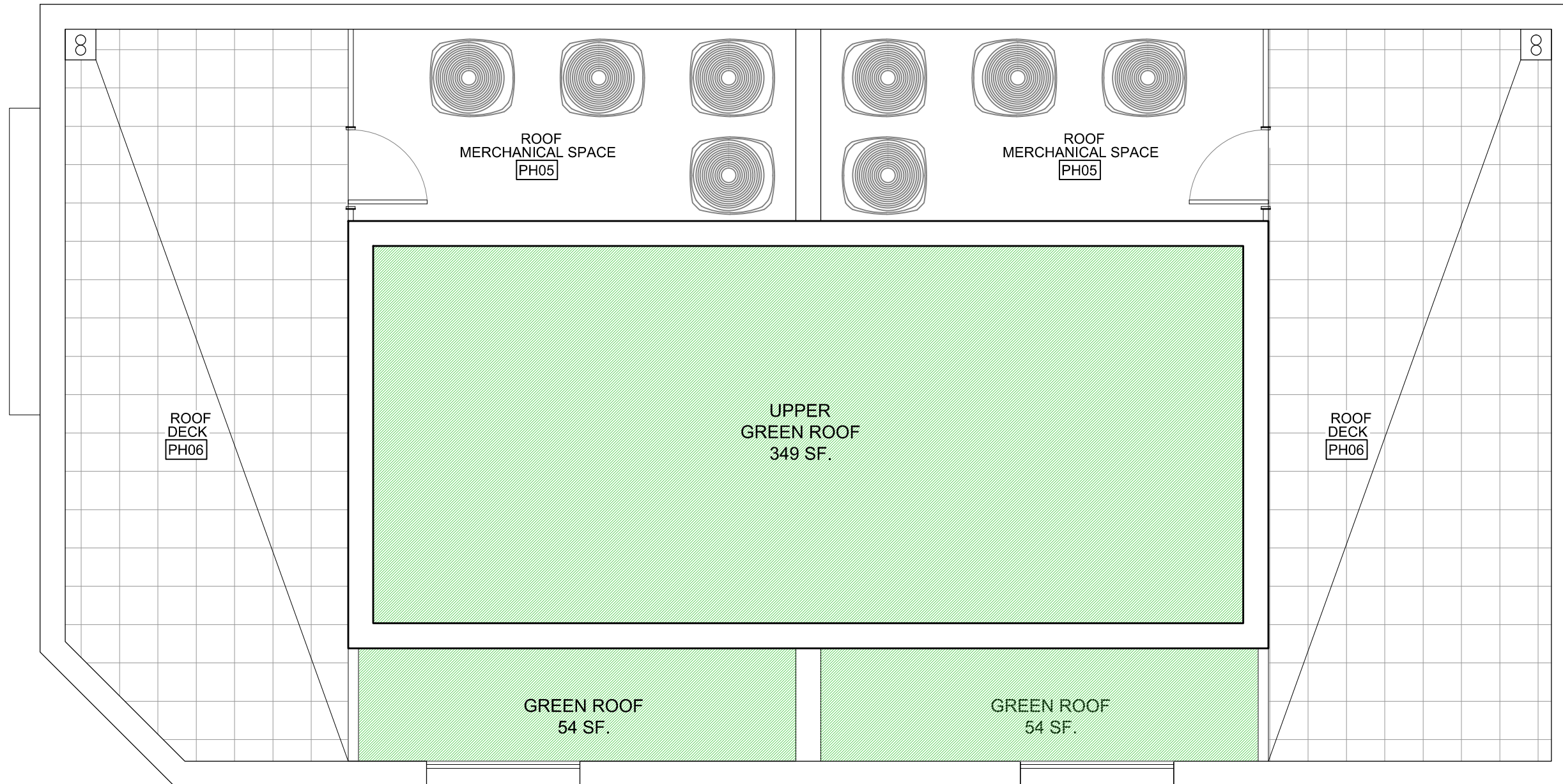


**1** PROPOSED PENTHOUSE FLOOR PLAN  
1/4" = 1' 0"

**CITADEL**  
ARCHITECTS

DRAWN BY: G.S.  
CHECKED BY: M.F.  
DATE: 4/01/2019

**A005**



**1** PROPOSED UPPER ROOF PLAN  
 1/4" = 1' 0"

**CITADEL**  
 ARCHITECTS

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DATE:	4/01/2019	





**1** PROPOSED SIMMS PLACE ELEVATION  
 1/4" = 1' 0"

**CITADEL**  
 ARCHITECTS

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 DATE: 4/01/2019

**A007**



**1** PROPOSED MONTELLO AVE PLACE ELEVATION  
 1/4" = 1' 0"

**CITADEL**  
 ARCHITECTS

DRAWN BY: G.S.  
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**A008**